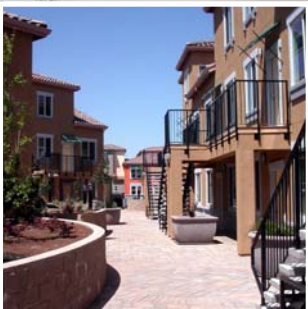




# Financial Assistance **Program Directory**

JANUARY 2007



Preserving and expanding safe and affordable  
housing opportunities for *all* Californians

**CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**



Kearney Palms Sr. Apartments, Kerman, CA  
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## Department of Housing and Community Development



### State of California

Arnold Schwarzenegger, Governor  
Barry Sedlik, Acting Secretary,  
Business, Transportation and Housing  
Lynn L. Jacobs, Director, HCD



**State of California**  
ARNOLD SCHWARZENEGGER, Governor

**Business, Transportation & Housing Agency**  
BARRY SEDLIK, Acting Secretary

# **Financial Assistance Program Directory**



**Department of Housing and Community Development**  
Lynn L. Jacobs, Director

**Financial Assistance Division**  
Richard L. Friedman, Deputy Director

P.O. Box 952052 • Sacramento, CA 94252-2050  
1800 Third Street, Sacramento, CA 95814  
916-445-4775

[www.hcd.ca.gov](http://www.hcd.ca.gov)

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## *New Funding, New Programs*

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### **\$2.85 Billion in New Funding for Housing and Infrastructure**

California voters approved **Proposition 1C** on the November 2006 statewide ballot, thereby extending America's largest state-funded affordable housing assistance effort.

For Californians, growth-fueled housing shortages with high rents and home prices have continued into the 21<sup>st</sup> century. While home prices in some areas of the state declined or remained flat, middle and lower income households continue to have a hard time finding and affording housing in California's cities.

The Legislature, Governor and voters approved Proposition 46 in November, 2002, which authorized \$2.1 billion in state bonds for a variety of new housing investments. Over the next four fiscal years, HCD invested over \$1.37 billion in Proposition 46 funds with hundreds of state and local, public and private organizations to create thousands of new affordable housing units. The last Proposition 46 funds will be awarded by mid-2007.

**Proposition 1C** has authorized **\$2.85 billion** more in General Obligation bonds to continue several important bond-funded housing assistance programs, and begin new programs to improve infrastructure to support housing. This new money is allocated as follows:

- **\$1.15 billion** to continue several HCD programs that were created or supported by Proposition 46:
  - \$345 million for the Multifamily Housing Program (MHP)
  - \$300 million for the CalHome program
  - \$195 million for the Multifamily Supportive Housing Program (MHP-SH)
  - \$135 million for the Joe Serna, Jr. Farmworker Housing Grant Program (Serna)
  - \$125 million for Building Equity and Growth in Neighborhoods (BEGIN)
  - \$50 million for the Emergency Housing and Assistance Program Capital Development component (EHAP-CD)
- **\$350 million** for two new programs to be operated by HCD:
  - \$300 million for a new Transit-Oriented Development Implementation Program that provides funding for infrastructure and housing to help cities and counties develop higher-density housing near transit stations
  - \$50 million for housing for homeless youth, to be administered through the Multifamily Supportive Housing Program (MPH-SH)

- **\$200 million** for the existing Homebuyer's Downpayment Assistance Program operated by the California Housing Finance Agency (CalHFA). Up to \$100 million of this may be expended for land acquisition and the construction of for-sale housing.
- **\$1.15 billion** for three new programs that were authorized but not fully specified by Proposition 1C, and that will be further defined by legislation:
  - \$850 million for development of public infrastructure projects that facilitate or support infill housing construction. Projects could include water, sewer and transportation improvements, traffic mitigation, brownfield cleanup, and up to \$200 million for parks in addition to the allocation immediately below.
  - \$200 million for the new Housing Urban-Suburban-and-Rural Parks Account, for a program to make housing-related parks grants
  - \$100 million for the new Affordable Housing Innovation Fund, for pilot programs to demonstrate innovative, cost-saving approaches to creating or preserving affordable housing. This program will be administered by HCD, subject to specific criteria for eligibility and fund use that will be established in legislation.

## Enterprise Zones: A New Start

HCD has acted to reform and re-energize the State's largest financial assistance program in the field of job creation and economic development.

The California Enterprise Zone Program (EZ) was transferred to HCD by law in January, 2004. The program aims at stimulating business investment and job creation in state-designated economically distressed zones, by granting state income tax credits to individuals and corporations for each disadvantaged individual (meaning primarily of very-low income, among other qualifying factors) they hire in a designated zone. A 2006 study commissioned by HCD estimated total State tax expenditures in the form of hiring credits for 2003, the latest tax year for which figures were available, at \$300 million.

Additional legislation in 2004 authorized HCD to adopt regulations to govern the issuance to businesses by EZs of the vouchers that certify the hiring of qualified disadvantaged individuals, and enable businesses to claim credits on their tax returns. HCD's draft voucher regulations were issued in October 2005, beginning a process of public comment and revision that led to final approval and the regulations taking effect in November, 2006. Legislation in 2005 and 2006 also authorized HCD to collect fees for vouchers issued, putting the regulatory program on a workable fiscal basis and improving the EZ program's prospects for long-term continuation.

## **Governor's Homeless Initiative, Phase 1**

On August 31, 2005, Governor Schwarzenegger announced an initiative to address long-term homelessness in California. He directed HCD, the California Housing Finance Agency (CalHFA), and the Department of Mental Health (DMH) to develop an integrated joint funding package to finance permanent supportive housing for chronically homeless persons with severe mental illness. Residents of this housing will receive supportive services from county mental health departments, using Mental Health Services Act (MHSA) funds.

A Notice of Funding Availability (NOFA) for the Governor's Homeless Initiative was issued on November 15, 2005. It offered 1) approximately \$40 million in permanent supportive housing development financing through HCD's Multifamily Housing Program (MHP), 2) construction, bridge and permanent financing from CalHFA, and 3) approximately \$2 million in DMH state-share MHSA funds for rent subsidies.

Applications were accepted on an "over-the-counter" basis (continuous until available funding is exhausted) beginning in January, 2006. By the end of the fiscal year on June 30, seven applications, requesting about \$16 million, were under review. HCD anticipates the available funding will be fully committed by early 2007.

To find out more about these funding opportunities, see contact information in the program descriptions in this Directory, or the Funds Available Calendar on the HCD website at: <http://www.hcd.ca.gov/fa/>. To find out more about CalHFA programs, call (916) 324-8088 or see <http://www.calhfa.ca.gov/about/information/index.htm>.



## *How HCD Awards Loans and Grants*

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The mission of the Department of Housing and Community Development (HCD) is to provide leadership, policies and programs to preserve and expand safe and affordable housing opportunities and promote strong communities for all Californians.

To accomplish this, HCD awards loans and grants to hundreds of cities, counties, and private nonprofit and for-profit housing developers and service providers every year. This money supports the construction, acquisition, rehabilitation and preservation of affordable housing, child care facilities, shelters for the homeless, public infrastructure and facilities, and jobs for lower income workers. (Please note, however, that with rare exceptions, our programs cannot make loans or grants directly to individuals.)

The Department's loan and grant programs typically announce the availability of program funds by issuing a formal Notice of Funding Availability (NOFA) or a Request for Proposals (RFP), that is posted on our website and noticed or sent by mail to cities, counties, developers and other interested parties. The NOFA describes the program that is offering the money, gives the amount available, describes the eligible uses of the money and other rules and relevant information, tells who can apply and how, and may give an application deadline date if the process is competitive.

HCD's NOFAs and RFPs make dollars available in either of two ways: (1) over-the-counter (OTC), or (2) on a competitive basis. **Over-the-Counter** means that applications will be accepted at any time, evaluated, and funds awarded to qualified applicants one at a time, on a first come, first served basis, until the available funds have been committed. Projects are evaluated using the program's threshold criteria, and those that meet all the minimums are usually funded. The criteria may reside in the program regulations, in guidelines, or in the NOFA itself.

In a **competitive** funding process, the NOFA or RFP includes an application deadline date. Applications are collected and held until the deadline passes, and then reviewed and compared in an intensive rating and ranking process that is designed to be as fair and objective as possible. Each application is rated for completeness and given point scores for program criteria such as the sponsor's experience and other qualifications, readiness of the project to proceed, responsiveness to local needs, degree of affordability to the targeted beneficiaries, amount of nonprogram funds leveraged, geographical distribution, etc. Then the projects are ranked according to their total point scores, and usually funded from the top of the list down until all available funds are committed.

Before final decisions are made, most staff recommendations for awards or disapprovals are reviewed by the **Local Assistance Loan and Grant Committee**, an appointed panel of outside developers, lenders and public officials that meets periodically to advise the Director on loan and grant decisions. The Committee's review is required by law for some but not all programs. It typically reviews awards for individual projects, but not for programs such as Community Development Block Grant-funded city or county housing rehabilitation programs. The Committee adds a valuable additional perspective on the financial feasibility, technical and policy issues of the proposals it reviews.

Award decisions are announced in letters from the Director or a deputy director to the applicants, recipients, media, local legislators and other interested parties. Contracts for disbursement of the awarded funds are developed and executed, and the disbursement of funds commences according to the contract when the project begins.

Through this process HCD helps California's cities, counties and private housing developers to build, rehabilitate and preserve affordable housing, and provide other housing-related services, to meet our growing needs. For details on upcoming funding opportunities, use the contact phone numbers in the program descriptions in this Directory, or visit our Funds Available Calendar at <http://www.hcd.ca.gov/ca/fac.html>.

# *Affordable Housing Innovation Program (AHIP)*



<b>Purpose</b>	Fund the creation of pilot programs to demonstrate innovative, cost-saving approaches to creating or preserving affordable housing.
<b>Assistance Type</b>	Grants or loans
<b>Terms</b>	Specific criteria for eligibility for and use of funds will be established through a 2/3 vote of each house of the Legislature. Any funds not encumbered within 30 months of availability will revert to the CalHome and/or the Self-Help Housing Technical Assistance Allocation programs.
<b>Eligible Activities</b>	To be determined
<b>Eligible Applicants</b>	Sponsoring entities that develop, own, lend, or invest in affordable housing. Further criteria to be determined.
<b>Application Procedure</b>	To be determined
<b>Contact</b>	To be determined

## Building Equity and Growth in Neighborhoods Program (BEGIN)



<b>Purpose</b>	Reduce local regulatory barriers to affordable ownership housing, and provide downpayment assistance loans to qualifying first-time low- and moderate-income buyers of homes in BEGIN projects.
<b>Assistance Type</b>	Grants to cities, counties, or cities and counties to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions.
<b>Terms</b>	<p><u>Grants</u> to cities, counties, and cities and counties.</p> <p><u>Loans</u> by grant recipients at simple interest to qualifying homebuyers, not to exceed 20 percent of home sales price or \$30,000, whichever is less. <u>Note:</u> the HCD BEGIN program does not loan directly to individuals.</p>
<b>Eligible Activities</b>	Second mortgage loans for downpayment assistance to low- or moderate-income first-time homebuyers. Eligible homes must be newly constructed in projects facilitated by local regulatory incentives or barrier reductions, and may include manufactured homes.
<b>Eligible Applicants</b>	Cities, counties, and cities and counties.
<b>Application Procedure</b>	Applications will be invited through the issuance of Notices of Funding Availability (NOFAs).
<b>Contact</b>	(916) 327-3646 or <a href="http://www.hcd.ca.gov/fa/begin/">http://www.hcd.ca.gov/fa/begin/</a>

## CalHome Program



<b>Purpose</b>	Enable low and very-low income households to become or remain homeowners.
<b>Assistance Type</b>	Grants to local public agencies and nonprofit developers to assist individual households with deferred-payment loans. Direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions. <u>Note:</u> CalHome does not loan directly to individuals.
<b>Terms</b>	<p><u>Grants</u> to local public agencies or nonprofit corporations for first-time homebuyer downpayment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership. All funds to individual homeowners will be in the form of loans.</p> <p><u>Loans</u> for real property acquisition, site development, predevelopment, construction period expenses of homeownership development projects, or permanent financing for mutual housing and cooperative developments. Project loans to developers may be forgiven as developers make deferred-payment loans to individual homeowners.</p> <p>Assistance to individual households will be in the form of deferred-payment loans, payable on sale or transfer of the homes, or when they cease to be owner-occupied, or at maturity.</p>
<b>Eligible Activities</b>	Predevelopment, site development, and site acquisition for development projects. Rehabilitation, and acquisition and rehabilitation, of site-built housing, and rehabilitation, repair and replacement of manufactured homes. Downpayment assistance, mortgage financing, homebuyer counseling, and technical assistance for self-help projects.
<b>Eligible Applicants</b>	Local public agencies and nonprofit corporations
<b>Application Procedure</b>	Applications will be invited through the issuance of Notices of Funding Availability (NOFAs).
<b>Contact</b>	(916) 327-3646 or <a href="http://www.hcd.ca.gov/fa/calhome/">http://www.hcd.ca.gov/fa/calhome/</a>

## ***CalHome Self-Help Housing Technical Assistance Allocation (CalHome Self-Help)***



<b>Purpose</b>	Fund programs that assist low and moderate income families to build their homes with their own labor.
<b>Assistance Type</b>	Grants are made to sponsor organizations that provide technical assistance to participating families.
<b>Terms</b>	Grants for technical assistance program operations. (In the past, this program also made mortgage loans to owner-builders. This is why a loan service phone number is given in the 'Asset Management and Compliance for Existing Loans and Grants' section of this directory.)
<b>Eligible Activities</b>	Training and supervision of low and moderate-income self-help homebuilders
<b>Eligible Applicants</b>	Local government agencies and non-profit corporations
<b>Application Procedure</b>	Applications are invited by Notices of Funding Availability (NOFAs) as funds become available. Projects are evaluated, ranked and funded according to criteria in the NOFA. This program is currently administered through the CalHome program.
<b>Contact</b>	(916) 445-9581 or <a href="http://www.hcd.ca.gov/fa/calhome/">http://www.hcd.ca.gov/fa/calhome/</a>

## California Indian Assistance Program (CIAP)



<b>Purpose</b>	Assist California Indian tribal governments to obtain and manage state and federal funds for housing, infrastructure, community and economic development projects, and governance enhancement.
<b>Assistance Type</b>	CIAP staff provides technical assistance, including grant writing, to obtain funds from other agencies.
<b>Terms</b>	Technical assistance is provided on request at no cost to recipients, on a first come, first served basis.
<b>Eligible Activities</b>	Consultant and grant writing services to California Indian tribes for preparation of grant applications for housing rehabilitation, housing construction, economic development, community facility development, cultural enhancement, environmental protection, governmental capacity building, etc. Fund sources include U.S. Department of Housing and Urban Development (HUD) Indian programs, State Community Development Block Grant (CDBG) programs, Bureau of Indian Affairs (BIA), Indian Health Service, the U.S. Department of Health and Human Services Administration for Native Americans programs, and the Economic Development Administration (EDA).
<b>Eligible Applicants</b>	Tribal governments and California Indian communities.
<b>Application Procedure</b>	Technical assistance can be requested by contacting the California Indian Assistance Program at 1800 3 <sup>rd</sup> Street, Room 365, Sacramento, CA, 95814.
<b>Contact</b>	(916) 552-9398 or <a href="http://www.hcd.ca.gov/fa/ciap/">http://www.hcd.ca.gov/fa/ciap/</a>

## *Emergency Housing and Assistance Program Capital Development (EHAPCD)*



<b>Purpose</b>	Fund capital development activities for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families.
<b>Assistance Type</b>	Deferred payment loans at 3 percent simple interest, forgiven when loan term is complete. Term ranges from 5 to 10 years based on the development activity.
<b>Terms</b>	A competitive application process is announced annually via a Notice of Funding Availability (NOFA). Eighty percent of the total allocation is available to urban counties, and 20 percent to non-urban counties.
<b>Eligible Activities</b>	Acquiring, constructing, converting, expanding or rehabilitating emergency shelter or transitional housing sites, major equipment purchase, and administration of the award (limited to 5 percent).
<b>Eligible Applicants</b>	Local government agencies and nonprofit corporations that shelter the homeless on an emergency or transitional basis, and provide support services.
<b>Application Procedure</b>	When funds are available, applications are invited through issuance of Notices of Funding Availability (NOFAs). In some counties, Designated Local Boards (DLBs) develop local capital development priorities and advise HCD on the relative merits of applications in their counties. Applications are rated and ranked competitively when the demand for funds exceeds the annual allocation. HCD enters into Standard Agreements with the sponsors of successful applications.
<b>Contact</b>	(916) 445-0845 or e-mail <a href="mailto:homeless@hcd.ca.gov">homeless@hcd.ca.gov</a>

## Emergency Housing and Assistance Program Operating Facility Grants (EHAP)



<b>Purpose</b>	Provide facility operating grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families.
<b>Assistance Type</b>	Grants.
<b>Terms</b>	Fourteen-month grants. Each county receives a formula grant allocation. Twenty percent of the total allocation is available to non-urban counties, and eighty percent to urban counties.
<b>Eligible Activities</b>	Providing direct client housing, including facility operations and administration, residential rent assistance, leasing or renting rooms for provision of temporary shelter, capital development activities of up to \$20,000 per site, and administration of the award (limited to 5 percent).
<b>Eligible Applicants</b>	Local government agencies and nonprofit corporations that shelter the homeless on an emergency or transitional basis, and provide support services.
<b>Application Procedure</b>	Applications are invited through Notices of Funding Availability (NOFAs). In some counties, Designated Local Boards (DLBs) develop local strategies to allocate EHAP funding, and rate and recommend applications. Where no DLB exists, applications are submitted directly to HCD/EHAP. Contact EHAP staff to determine where applications should be sent.
<b>Contact</b>	(916) 327-3607, or e-mail <a href="mailto:homeless@hcd.ca.gov">homeless@hcd.ca.gov</a> .

## Enterprise Zone Program (EZ)



<b>Purpose</b>	Stimulate business investment and job creation for disadvantaged individuals in state-designated economically distressed areas of California.
<b>Assistance Type</b>	<p>A wide range of state and local incentives designed to help businesses succeed and expand. State income tax-based incentives include:</p> <ul style="list-style-type: none"><li>• Hiring credits of \$30,000 or more for each qualified employee hired over a five-year period;</li><li>• Sales tax credits on purchases of up to \$20 million per year worth of qualified machinery and parts;</li><li>• Up to 100% net operating loss deduction and 15-year carryforward;</li><li>• Up-front expensing of certain depreciable property; and</li><li>• Net interest deductions for lenders to zone businesses.</li></ul>
<b>Terms</b>	Zones are in effect for 15 years from date of designation.
<b>Eligible Activities</b>	Incentives support the establishing, expansion and retention of businesses within designated zones. Eligible business activities include capital investment, lending, hiring and job retention. Types of zones include enterprise zones (EZs), Targeted Employment Areas (TEAs), Targeted Tax Areas (TTAs), Manufacturing Enhancement Areas (MEAs), and Local Agency Military Base Recovery Areas (LAMBRAs).
<b>Eligible Applicants</b>	Companies engaged in a trade or business within a designated zone are eligible for incentives. Communities seeking zone designation are scored competitively on their marketing strategies and development plans, financing programs, economic distress indicators and other similar criteria.
<b>Application Procedure</b>	To claim incentives, businesses apply through local zone managers or the state income tax process. To receive zone designation, eligible communities apply to HCD during open application rounds.
<b>Contact</b>	(916) 322-1554 or <a href="mailto:etips@hcd.ca.gov">etips@hcd.ca.gov</a>

## *Federal Emergency Shelter Grant Program (FESG)*



<b>Purpose</b>	Fund emergency shelters, services and transitional housing for homeless individuals and families.
<b>Assistance Type</b>	Grants
<b>Terms</b>	One- or two-year grants. HCD distributes federal Emergency Shelter Grant (ESG) funds to shelter providers.
<b>Eligible Activities</b>	Shelter maintenance, operating costs, rent and essential services such as transportation, life skills, legal aid and counseling, to help the homeless transition into permanent housing and independent living. Renovation and rehabilitation funds are also available.
<b>Eligible Applicants</b>	Local government agencies and nonprofit organizations in communities that do not receive shelter funds directly from the U.S. Department of Housing and Urban Development (HUD). Local nonprofit shelter and service organizations may also receive funds as service providers working in cooperation with local government agency applicants.
<b>Application Procedure</b>	When HUD allocates funds to the state FESG program, applications are invited through issuance of a Notice of Funding Availability (NOFA). Typically, NOFAs are issued in February or March and awards are announced in August or September.
<b>Contact</b>	(916) 445-0845 or e-mail <a href="mailto:homeless@hcd.ca.gov">homeless@hcd.ca.gov</a>

## Governor's Homeless Initiative



<b>Purpose</b>	An interagency effort to reduce homelessness by funding development of permanent supportive housing for persons with severe mental illness who are chronically homeless.
<b>Assistance Type</b>	Deferred payment permanent loans through HCD's Multifamily Supportive Housing Program (MHP-SH); construction, bridge and permanent loans from the California Housing Finance Agency (CalHFA); purchase by CalHFA of existing loans to supportive housing projects to free up funds for new loans; and grant funds for rental assistance from the Department of Mental Health (DMH).
<b>Terms</b>	55 years for deferred HCD loans at 3 percent simple interest, with 0.42 percent annual payments for monitoring. Up to three years for CalHFA bridge loans, and up to 30 years for CalHFA permanent loans
<b>Eligible Activities</b>	New construction, rehabilitation, acquisition and rehabilitation of permanent rental housing, and conversion of nonresidential structures to rental housing. Projects must have DMH fund commitments for supportive services, typically require rent subsidies, and are not eligible if construction has started as of the application date. Projects may use 9% federal low income housing tax credits.
<b>Eligible Applicants</b>	Local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, Indian reservations and rancherias, and limited partnerships in which an eligible applicant or an affiliate of an applicant is a general partner. Applicants or their principals must have successfully developed at least one affordable housing project.
<b>Application Procedure</b>	Applications are invited through issuance of Notices of Funding Availability (NOFAs). Applications are reviewed jointly by the three state agency partners.
<b>Contact</b>	(916) 323-3178. or <a href="http://www.hcd.ca.gov/fa/ghi/">http://www.hcd.ca.gov/fa/ghi/</a>

# HOME Investment Partnerships Program (HOME)



<b>Purpose</b>	Assist cities, counties and nonprofit community housing development organizations (CHDOs) to create and retain affordable housing.
<b>Assistance Type</b>	Grants to cities and counties; low-interest loans to state-certified CHDOs operating in state-eligible jurisdictions.
<b>Terms</b>	<p>A 25 percent match is required, unless waived. Maximum grants are:</p> <ul style="list-style-type: none"><li>• \$4 million for rental projects that do not propose using 9% federal Low Income Housing Tax Credits;</li><li>• \$1 million for rental projects that propose using 9% tax credits;</li><li>• \$5 million for rental projects that include deep targeting per the 2005 Rental Project NOFA;</li><li>• \$1.5 million for home ownership projects;</li><li>• \$800,000 for multi-project HOME programs, or \$1 million if the program includes American Dream funds; or</li><li>• \$200,000 for American Dream programs only.</li></ul> <p>At least 50 percent of funds will be awarded to rural applicants. Most assistance is in the form of loans by city or county recipients to project developers, to be repaid to local HOME accounts for reuse.</p> <p>Rental developments are subject to the HCD Uniform Multifamily Regulations (UMRs), Title 25, sections 8300-8316.</p> <p>At least 15 percent of total state HOME funds is set aside for CHDOs.</p>
<b>Eligible Activities</b>	Rehabilitation, new construction, and acquisition and rehabilitation of single-family and multifamily housing projects, and predevelopment loans by CHDOs. All activities must benefit lower-income renters or owners.
<b>Eligible Applicants</b>	Cities and counties that do not receive HOME funds directly from the U.S. Department of Housing and Urban Development (HUD), and current state-certified CHDOs proposing activities in eligible communities.
<b>Application Procedure</b>	Applications are invited through issuance of Notices of Funding Availability (NOFAs).
<b>Contact</b>	(916) 322-0356 or <a href="mailto:home@hcd.ca.gov">home@hcd.ca.gov</a>

## *Housing Assistance Program (HAP)*



### **Purpose**

Administer the federal Housing Choice Voucher (HCV, previously Section 8) and Family Self-Sufficiency (FSS) programs in 12 rural counties without housing authorities, to provide rental assistance payments to extremely-low and very-low-income households.

The counties administered by HCD are: Alpine, Amador, Calaveras, Colusa, Glenn, Inyo, Modoc, Mono, Sierra, Siskiyou, Trinity and Tuolumne.

### **Assistance Type**

Monthly rent assistance grants to rental property owners and landlords on behalf of qualified families and individuals

### **Terms**

HCD receives an allocation of HCV rent assistance funds from the federal Department of Housing and Urban Development (HUD), and contracts with local nonprofit organizations to administer the HCV program at the county level.

Very-low income means not over 50 percent of area median income, adjusted for family size. Extremely-low income means not over 30 percent of area median income, adjusted for family size.

### **Eligible Activities**

Monthly rental assistance payments to rental property owners/landlords on behalf of qualified tenants.

### **Eligible Applicants**

Income-eligible families and individuals.

### **Application Procedure**

Eligible families and individuals apply to local contracted sponsors for rental assistance when applications are being accepted. Applications may be suspended when the waiting list exceeds a certain length.

### **Contact**

(916) 324-7696 , or <http://www.hcd.ca.gov/fa/hap/> for local contacts.

## Joe Serna, Jr. Farmworker Housing Grant Program (Serna)



### Purpose

Finance the new construction, rehabilitation and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower-income households.

### Assistance Type

Grants and loans to assist the development or rehabilitation of various types of housing projects for agricultural worker households. A match of at least 100 percent is required for the primary program.

### Terms

Homeowner Grants for rehabilitation or new home construction: Lien restrictions are required for 20 years. If the unit is sold to a non-farmworker buyer before completing the tenth year, the full grant amount must be repaid under most circumstances. Between the 10<sup>th</sup> and 20<sup>th</sup> anniversaries, the grant is forgiven at a rate of 10 percent per completed year. It is fully forgiven after completing 20 years.

Rental Construction Grants or Loans: Lien restrictions for assisted units are required for 40 years. If assisted units are sold for other than farmworker housing before the 40<sup>th</sup> year, under most circumstances the grant must be repaid in full. Loans may be made only in conjunction with low-income tax credit financing.

Rental Rehabilitation Grants or Loans: Lien restrictions for assisted units are required for 20 years. If assisted units are sold for other than farmworker housing before the 20<sup>th</sup> year, the grant must usually be repaid in full. Loans may be made only in conjunction with low-income tax credit financing.

### Eligible Activities

Activities incurring costs in the development of homeowner or rental housing for agricultural workers, including land acquisition, site development, construction, rehabilitation, design services, operating and replacement reserves, repayment of predevelopment loans, provision of access for the elderly or disabled, relocation, homeowner counseling, and other reasonable and necessary costs.

**Eligible Applicants**

Local government agencies, nonprofit corporations, cooperative housing corporations, limited partnerships where all the general partners are nonprofit mutual or public benefit corporations, and federally recognized Indian tribes. Eligible beneficiaries of grants or loans are households with at least one person who derives, or prior to retirement or disability derived, a substantial portion of their income from agricultural employment.

**Application Procedure**

Applications are invited by issuance of a Request for Proposals (RFP) or Notice of Funding Availability (NOFA), and are either received and reviewed on a continuous basis, or rated and ranked on a competitive basis as set forth in the RFP or NOFA.

**Contact**

(916) 324-0695 or <http://www.hcd.ca.gov/fa/fwhg/>

# Mobilehome Park Resident Ownership Program (MPROP)



<b>Purpose</b>	Finance the preservation of affordable mobilehome parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.
<b>Assistance Type</b>	Loans.
<b>Terms</b>	<p><u>Short-term conversion loans</u> at three percent simple annual interest for up to three years to enable a resident organization, nonprofit sponsor or local public agency to purchase a mobilehome park.</p> <p><u>Long-term blanket loans</u> at three percent simple annual interest for up to 30 years for long-term financing of a park purchase, or for a resident organization, nonprofit or local public agency that has purchased a park to help low-income residents finance the purchase of shares or spaces in the park. Payments of conversion and blanket loans can be deferred or adjusted if necessary to make the purchase feasible.</p> <p><u>Long-term individual loans</u> at three percent simple annual interest, to low-income residents of a mobilehome park that has been converted, to ensure housing affordability when the resident buys a cooperative interest, a share, a planned unit development space, or a condominium space in the park.</p>
<b>Eligible Activities</b>	Purchase (conversion) of a mobilehome park by a resident organization, nonprofit entity or local public agency; rehabilitation or relocation of a purchased park; purchase by a low income resident of a share or space in a converted park.
<b>Eligible Applicants</b>	Mobilehome park resident organizations, nonprofit entities, and local public agencies. Low income residents of a converted park apply for individual loans to the entity that has purchased the park.
<b>Application Procedure</b>	Applications are invited through issuance of Requests for Proposals (RFPs). Projects are evaluated, ranked and funded according to criteria in the RFPs.
<b>Contact</b>	(916) 445-0110 or <a href="http://www.hcd.ca.gov/fa/mprop/">http://www.hcd.ca.gov/fa/mprop/</a>

# Multifamily Housing Program (MHP and MHP-SH)



<b>Purpose</b>	Assist the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Special allocations have been made for <b>supportive housing</b> with associated health and social services for low-income renters with disabilities, or that are moving from emergency shelters or transitional housing, or are at risk of homelessness.
<b>Assistance Type</b>	Deferred payment loans
<b>Terms</b>	Loan term: 55 years. Interest: 3 percent simple interest on unpaid principal balance. 0.42 percent payments are due annually, with the balance of principal and interest due and payable upon completion of loan term.
<b>Eligible Activities</b>	<p>New construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing developments of five or more units, and the conversion of nonresidential structures to rental housing. Also permanent “supportive housing” with health and social services for low-income renters.</p> <p>Projects are not eligible if construction has begun by the application date, or if they are receiving 9% federal housing tax credits.</p> <p>MHP funds will be provided for post-construction permanent financing only. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.</p>
<b>Eligible Applicants</b>	Local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, Indian reservations and rancherias, and limited partnerships in which an eligible applicant or an affiliate of an applicant is a general partner. Applicants or their principals must have successfully developed at least one affordable housing project.
<b>Application Procedure</b>	Applications are invited through the issuance of Notices of Funding Availability (NOFAs).
<b>Contact</b>	(916) 323-3178 or <a href="http://www.hcd.ca.gov/fa/mhp/">http://www.hcd.ca.gov/fa/mhp/</a>

## Office of Migrant Services (OMS)



<b>Purpose</b>	Provide safe, decent and affordable seasonal rental housing and support services for migrant farmworker families during the peak harvest season.
<b>Assistance Type</b>	Grants to local government agencies that contract with HCD to operate OMS centers located throughout the state. HCD also obtains and administers funds for the construction and rebuilding of centers.
<b>Terms</b>	<p>Counties, housing authorities and grower associations typically provide land for migrant centers as an in-kind contribution. HCD owns the structures. Child day care and after-school support services are typically available. Tenants are charged a subsidized, affordable daily rent.</p> <p>HCD contracts annually with local operating agencies and provides grants for OMS center operation, paid from the State General Fund and from OMS rental income. Occupancy is normally limited to 6 months per year.</p> <p>Funds for the construction or rebuilding of centers come from State General Fund appropriations and U.S. Department of Agriculture Rural Development Service (RD) awards.</p>
<b>Eligible Activities</b>	Construction, rehabilitation, maintenance and operation of seasonal rental housing for migrant farmworkers.
<b>Eligible Applicants</b>	Local government agencies, housing authorities, nonprofit corporations, school districts and health agencies.
<b>Application Procedure</b>	Funding to operate, maintain and rehabilitate existing centers is budgeted and contracted annually.
<b>Contact</b>	(916) 324-0695 or <a href="http://www.hcd.ca.gov/fa/oms/">http://www.hcd.ca.gov/fa/oms/</a>

## Predevelopment Loan Program (PDLP)



<b>Purpose</b>	Provide predevelopment capital to finance the start of low-income housing projects.
<b>Assistance Type</b>	Short-term loans
<b>Terms</b>	Three percent simple annual interest loans for up to two years. Maximum loan amount -- except for site option or site purchase -- is \$100,000. The maximum amount committed to any one borrower at any point in time is announced in each Notice of Funding Availability (NOFA).
<b>Eligible Activities</b>	<p>Predevelopment costs of projects to construct, rehabilitate, convert or preserve assisted housing, including manufactured housing and mobilehome parks. Eligible costs include, but are not limited to, site control, site acquisition for future low-income housing development, engineering studies, architectural plans, application fees, legal services, permits, bonding and site preparation.</p> <p>Priority will be given to projects which are rural, located in public transit corridors, or which preserve and acquire existing government-assisted rental housing at risk of conversion to market rents.</p>
<b>Eligible Applicants</b>	Local government agencies, nonprofit corporations, cooperative housing corporations, and limited partnerships or limited liability companies where all the general partners are nonprofit mutual or public benefit corporations.
<b>Application Procedure</b>	Applications are accepted and evaluated, and funds awarded, on a continuous basis as funds are available.
<b>Contact</b>	(916) 445-0877 or <a href="http://www.hcd.ca.gov/fa/pdlp/">http://www.hcd.ca.gov/fa/pdlp/</a>

# State Community Development Block Grant Program (CDBG)



## Purpose

Provide federal Community Development Block Grant (CDBG) program benefits to non-entitlement cities and counties.

## Assistance Type

Grants

## Terms

At least 51 percent of State CDBG funds must be used for housing. All CDBG grants must satisfy a federal national objective such as primarily benefiting lower income persons. The maximum grant amount for most components is \$1 million per year, with a combined maximum of \$2 million per year. The maximum Planning and Technical Assistance amount is \$140,000 per year. The four major components of the State CDBG program are:

*Economic Development (ED) Allocation:* Thirty percent of HUD's total CDBG allocation to HCD is set aside for the creation and preservation of jobs for low and very-low income persons:

1) *Over the Counter Component:* Applications for larger economic development projects are accepted throughout the year. See [www.hcd.ca.gov/fa/cdbg/EconDev.html](http://www.hcd.ca.gov/fa/cdbg/EconDev.html).

2) *Enterprise Fund:* An annually announced percentage of the CDBG Economic Development Allocation is awarded to fund local economic development programs for business loans, infrastructure assistance, and microenterprise assistance. See [www.hcd.ca.gov/fa/cdbg/Enterprise.html](http://www.hcd.ca.gov/fa/cdbg/Enterprise.html).

3) *General, Native American and Colonias Allocations:* The General Allocation is the largest program component, and can fund many different kinds of community development activities. One and one-quarter percent of State CDBG funds is awarded to projects serving Native Americans who do not belong to a federally recognized Indian tribe or rancheria. Five percent is awarded to distressed non-entitlement California communities ("colonias") located within 150 miles of the California/Mexico border. You can see more at [www.hcd.ca.gov/fa/cdbg/GenNatAmCol.html](http://www.hcd.ca.gov/fa/cdbg/GenNatAmCol.html).

**Eligible  
Activities**

4) Planning and Technical Assistance Grants: Five percent of total State CDBG funds are set aside for local planning and evaluation studies for CDBG-eligible activities. You can see more at [www.hcd.ca.gov/fa/cdbg/PlanTech.html](http://www.hcd.ca.gov/fa/cdbg/PlanTech.html).

**Eligible  
Applicants**

Housing, infrastructure, community facilities, economic development, planning studies and public services.

Approximately 180 small cities and rural counties are eligible to apply to HCD for federal CDBG funds. Eligible jurisdictions include cities with populations less than 50,000 and counties with populations less than 200,000 that do not receive CDBG funds directly from the U.S. Department of Housing and Urban Development (HUD).

**Application  
Procedure**

Please see the following descriptions of program components.

**Contact**

(916) 552-9398 or [www.hcd.ca.gov/fa/cdbg](http://www.hcd.ca.gov/fa/cdbg).

## ***State CDBG Program Economic Development Allocation, Over the Counter Component***



<b>Purpose</b>	Create or retain jobs for low-income workers in rural communities.
<b>Assistance Type</b>	Grants
<b>Terms</b>	Grants of up to \$2.5 million for eligible cities and counties to lend to identified businesses, or use for public infrastructure improvements necessary to accommodate the creation, expansion, or retention of identified businesses.
<b>Eligible Activities</b>	Creation or retention of jobs for low-income workers. May include loans or loan guarantees to businesses for construction, on-site improvements, equipment purchase, working capital, and site acquisition. May also include loans for business start-ups, grants for publicly owned infrastructure, and loans or grants for small business incubators.
<b>Eligible Applicants</b>	Counties with fewer than 200,000 residents in unincorporated areas and cities with fewer than 50,000 residents that do not participate in the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) entitlement program.
<b>Application Procedure</b>	Applications are invited by an annual Notice of Funding Availability (NOFA). Applications are continuously received and reviewed throughout the year. Awards are made on an ongoing basis, normally within 60 days of HCD receipt of a complete application.
<b>Contact</b>	(916) 552-9398 or <a href="http://www.hcd.ca.gov/fa/cdbg/EconDev.html">www.hcd.ca.gov/fa/cdbg/EconDev.html</a> .

## State CDBG Program Enterprise Fund



<b>Purpose</b>	Assist low-income microenterprise owners. Create or preserve jobs for low income and very low-income persons.
<b>Assistance Type</b>	Grants
<b>Terms</b>	Grants of up to \$500,000 to provide a source of funds or enhance local business assistance revolving loan funds. Funds can also be used for publicly owned infrastructure and microenterprise assistance. Individual project funding decisions are made by the jurisdiction. Businesses receiving loans (except under microenterprise assistance programs) must create or retain private sector jobs principally for low income and very low-income persons. Microenterprise owners must be low income.
<b>Eligible Activities</b>	CDBG funds may be lent to businesses for working capital, land acquisition, equipment purchase, inventory purchase, debt restructuring, and other direct assistance. Local grants may support businesses by providing water and sewer services, access roads, and other public facilities. Microenterprise funds may provide credit or technical assistance for persons developing micro enterprises.
<b>Eligible Applicants</b>	Counties with fewer than 200,000 residents in unincorporated areas and cities with fewer than 50,000 residents that do not participate in the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) entitlement program.
<b>Application Procedure</b>	Applications for annual competitive funding rounds are invited by a Notice of Funding Availability (NOFA). The NOFA is typically released each summer. Applications are evaluated and scored on a variety of factors, which may include need, capacity, prior CDBG grant performance, and poverty in the applicant community.
<b>Contact</b>	(916) 552-9398 or <a href="http://www.hcd.ca.gov/fa/cdbg/Enterprise.html">www.hcd.ca.gov/fa/cdbg/Enterprise.html</a>

# State CDBG Program General, Native American, and Colonias Allocations



<b>Purpose</b>	Fund housing activities, public works, community facilities, and public service projects serving lower-income people in small, typically rural communities.
<b>Assistance Type</b>	Grants
<b>Terms</b>	Maximum grant amount will be announced in Notices of Funding Availability (NOFAs). In FY 2006-07, the maximum General Allocation award was \$1 million, not including additional amounts available under the Native American and Colonias Allocations.
<b>Eligible Activities</b>	<p><u>Housing</u>, including single- and multi-family rehabilitation, rental housing acquisition or homeownership assistance, and activities that complement new housing construction.</p> <p><u>Public Works</u>, including water and wastewater systems, rural electrification, and utilities such as gas services.</p> <p><u>Community Facilities</u>, including day care centers, domestic violence shelters, food banks, community centers, medical and dental facilities, and fire stations.</p> <p><u>Public Services</u>, including staff and operating costs associated with the community facilities.</p>
<b>Eligible Applicants</b>	<p><u>State CDBG General Allocation Applicants</u> are non-entitlement jurisdictions, cities with populations under 50,000 and counties with populations under 200,000 in unincorporated areas that do not participate in the U.S. Department of Housing and Urban Development (HUD) CDBG entitlement program.</p> <p><u>Native American Allocation Applicants</u> are non-entitlement jurisdictions that apply to assist non-federally recognized Native American communities.</p> <p><u>Colonias Allocation Applicants</u> are distressed non-entitlement jurisdictions within 150 miles of the California-Mexico border that contain colonias as defined by the National Affordable Housing Act of 1990.</p>
<b>Application Procedure</b>	Applications are invited through annual Notices of Funding Availability (NOFAs).
<b>Contact</b>	(916) 552-9398 or <a href="http://www.hcd.ca.gov/fa/cdbg/GenNatAmCol.html">www.hcd.ca.gov/fa/cdbg/GenNatAmCol.html</a>

## State CDBG Program

### Planning and Technical Assistance Grants



<b>Purpose</b>	Provide funds for small cities and counties for planning and evaluation studies related to any CDBG-eligible activity.
<b>Assistance Type</b>	Grants
<b>Terms</b>	Up to \$140,000 per year per jurisdiction: no more than \$70,000 under the General/Native American Allocation and \$70,000 under the Economic Development Allocation.
<b>Eligible Activities</b>	Studies and plans for housing, public works, community facilities, and economic development activities that meet CDBG national objectives, and provide principal benefit to low-income persons.
<b>Eligible Applicants</b>	Counties with fewer than 200,000 residents in unincorporated areas and cities with fewer than 50,000 residents that do not participate in the U.S. Department of Housing and Urban Development (HUD) CDBG entitlement program.
<b>Application Procedure</b>	Applications are invited through an annual Notice of Funding Availability (NOFA). There are two funding cycles per year (anticipated for late June and late October) and awards are made after each cycle.
<b>Contact</b>	(916) 552-9398, or <a href="http://www.hcd.ca.gov/fa/cdbg/PlanTech.html">www.hcd.ca.gov/fa/cdbg/PlanTech.html</a>

# *Transit-Oriented Development Implementation Program*



## **Purpose**

Provide funds to cities, counties, transit agencies and developers for developing or facilitating higher density housing and mixed-use developments within ¼ mile of transit stations, that will increase public transit ridership.

## **Assistance Type**

Loans and grants.

## **Terms**

Loans for the development of housing or mixed-use developments within ¼ mile of a transit station, with at least 15% of the housing units affordable to very low or low income persons for at least 55 years.

Grants for infrastructure necessary for the development of higher density land uses within ¼ mile of a transit station, or to facilitate connections between qualified developments and the station.

## **Eligible Activities**

To be determined

## **Eligible Applicants**

Cities, counties, cities and counties, transit agencies and private developers.

## **Application Procedure**

To be determined

## **Contact**

To be determined

## Workforce Housing Reward Program



<b>Purpose</b>	Provide financial incentives to cities and counties that issue building permits for new housing affordable to very low or low-income households.
<b>Assistance Type</b>	Grants
<b>Terms</b>	<p>Grant amounts are based on the numbers of bedrooms in units restricted for very low and low-income households for which building permits were issued during the 12-month reporting period. Qualifying rental units must be rent-restricted for at least 55 years. Ownership units must be initially sold to qualifying households at affordable cost. Any public funds used to achieve affordability in ownership units must be recovered on resale and reused for affordable housing for at least 20 years. Grants for very low income units are greater than grants for low-income units.</p> <p>Very low income means not over 50 percent of area median income, adjusted for family size. Low-income means not over 80 percent of area median income, adjusted for family size.</p>
<b>Eligible Activities</b>	Construction or acquisition of capital assets such as traffic improvements, neighborhood parks, bike paths, libraries, school facilities, play areas, community centers, police or fire stations.
<b>Eligible Applicants</b>	Cities, counties, and cities and counties that, by the end of the 12-month period for which application is made, have adopted housing elements that HCD has found to be in substantial compliance with housing element law, and have submitted to HCD the annual progress report required by Section 65400 of the Government Code within the preceding 12 months.
<b>Application Procedure</b>	Applications will be invited through issuance of a Notice of Funding Availability (NOFA) for each year that funds are available.
<b>Contact</b>	(916) 445-4728 or <a href="http://www.hcd.ca.gov/fa/whrp/">http://www.hcd.ca.gov/fa/whrp/</a>

## *Asset Management and Compliance for Existing Loans and Grants*

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The offices below manage compliance with fiscal and regulatory agreements for past awards, provision of loan balances, payoff information and other loan services. Most programs listed are no longer making new loans or grants; those that are currently active are marked with an asterisk.

- a. **Building Equity and Growth in Neighborhoods (BEGIN; federally funded version, 1994-1996. Loans are monitored by the local government lending agencies)**  
Program monitoring (916) 322-0356
- b. **Building Equity and Growth in Neighborhoods (BEGIN; state-funded version. Loans are monitored by the local government lending agencies) \***  
Program monitoring (916) 327-3646
- c. **CalHome Program (Loans are monitored by the local government lending agencies) \***  
Program monitoring (916) 327-3646
- d. **California Homeownership Assistance Program (CHAP)**  
Portfolio management (916) 324-8282; loan servicing (916) 327-3717
- e. **California Housing Rehabilitation Program (CHRP)**  
Portfolio management (916) 324-8282; loan servicing (916) 327-3717
- f. **California Natural Disaster Assistance Program (CALDAP)**  
Portfolio management (916) 324-8282; loan servicing (916) 327-3717
- g. **California Self-Help Housing Program (CSHHP)**  
Portfolio management (916) 324-8282; loan servicing (916) 327-3717
- h. **Deferred Payment Rehabilitation Loan Program (DPRLP)**  
Portfolio management, (916) 324-8282; loan servicing (916) 327-3717
- i. **Downtown Rebound Program (DTR)**  
Portfolio management (916) 324-8282; loan servicing (916) 327-3717
- j. **Emergency Housing and Assistance Program (EHAP) \***  
Grant management (916) 445-0845
- k. **Emergency Housing and Assistance Program, Capital Development (EHAPCD) \***  
Loan servicing (916) 445-0845
- l. **Emergency Shelter Program (ESP)**  
Grant management (916) 445-0845

- m. Families Moving to Work Program**  
Portfolio management (916) 324-8282; loan servicing (916) 327-3717
- n. Family Housing Demonstration Program (FHDP)**  
Portfolio management (916) 324-8282; loan servicing (916) 327-3717
- o. Farmworker Housing Grant Program: see Joe Serna, Jr. Farmworker Housing Grant Program (JSJFWHG) \***
- p. Federal Emergency Shelter Grant Program (FESG) \***  
Grant management (916) 445-0845
- q. HOME Investment Partnerships Program (HOME; part of portfolio is managed by local government grantees that make loans to end users) \***  
Portfolio management for loans to Community Housing Development Organizations (CHDOs): (916) 322-0356
- r. Joe Serna, Jr. Farmworker Housing Grant Program (Serna) \***  
Portfolio management (916) 324-8282; loan and grant servicing (916) 327-3717
- s. Local Housing Trust Fund Matching Grant Program**  
Review of local housing trust fund activities, (916) 327-2886
- t. Mobilehome Park Resident Ownership Program (MPROP) \***  
Portfolio management (916) 324-8282; loan servicing (916) 327-3717
- u. Multifamily Housing Program (MHP) \***  
Portfolio management (916) 324-8282; loan servicing (916) 327-3717
- v. Office of Migrant Services (OMS) \***  
Contract management (916) 324-8282
- w. Permanent Housing for the Handicapped Homeless Program (PHHP)**  
Grant management (916) 445-0845
- x. Predevelopment Loan Program (PDLP) \***  
Portfolio management (916) 445-0877
- y. Rental Housing Construction Program (RHCP)**  
Portfolio management (916) 324-8282; loan servicing (916) 327-3717
- z. Special User Housing Rehabilitation Program (SUHRP)**  
Portfolio management (916) 324-8282; loan servicing (916) 327-3717
- aa. State Earthquake Rehabilitation Assistance Program (SERA)**  
Portfolio management (916) 324-8282; loan servicing (916) 327-3717

**Or, you may contact the Financial Assistance Division front desk at (916) 322-1560.**

\* This program continues to make new loans or grants

## *Statutes and Regulations of HCD Financial Assistance Programs*

Statutory citations, unless otherwise specified, refer to the California Health and Safety (H&S) Code. Several programs no longer active are listed. Regulatory citations, unless otherwise specified, refer to the California Code of Regulations (CCR), Title 25, Division 1, Chapter 7. California laws can be seen at <http://www.leginfo.ca.gov/>. Regulations can be seen at <http://ccr.oal.ca.gov/>.

<i>Program or Function</i>	<i>Citation</i>
<b><i>HCD Organization</i></b>	
HCD legislative findings and declarations	Health and Safety Code (H&S) Sections 50000-50009
HCD definitions	50050-50105
BT&H Agency and HCD Department responsibilities	50150-50155
HCD organization and powers	50400-50408
HCD policy activities	50450-50464
HCD assistance activities	50500-50514
<b><i>Programs</i></b>	
Affordable Housing Innovation Program ( <b>Proposition 1C</b> )	53545(a)(1)(F)
Building Equity and Growth in Neighborhoods (BEGIN)	50860-50866, 53533(a)(5)(A)
CalHome Program	50650-50650.7, 53533(a)(5)
CalHome Self-Help Housing Technical Assistance Allocation (CalHome Self-Help)	50690-50698; 53533(a)(5)(C)
<i>CalHome Self-Help regulations</i>	<i>California Code of Regulations Title 25, Division 1, Chapter 7, Subchapter 6.5, sections 7530-7584</i>
California Homeownership Assistance Program (CHAP)	50775-50779
<i>CHAP regulations</i>	<i>Subchapter 11, sections 7900-7938</i>

California Housing Rehabilitation Program – Owner and Rental components (CHRP-O & CHRP-R; see also DPRLP)	50660-50670
<i>CHRP-R regulations</i>	<i>Subchapter 8, 7670-7697</i>
<i>CHRP-O regulations</i>	<i>Subchapter 14, 8040-8062</i>
California Indian Assistance Program (CIAP)	50003(f), 50501, 50513, 50952(i)
California Natural Disaster Assistance Program – Owner and Rental components (CALDAP-O & CALDAP-R)	50661.5, 50662.7, 50671-50671.6 (CHRP statutes)
California Self-Help Housing Program (CSHHP) – see CalHome Self-Help Housing Technical Assistance Allocation (CalHome Self-Help)	
Child Care Facilities Finance Program (CCFFP)	Education Code 8277.5-8277.6
<i>CCFFP regulations</i>	<i>Subchapter 18, 8250-8273</i>
Code Enforcement Grant Program	53533(a)(6)
Deferred-Payment Rehabilitation Loans (DPRLP; see also CHRP-O and CHRP-R)	50660-50670
<i>DPRLP regulations</i>	<i>Subchapter 5, 7400-7438</i>
Downtown Rebound Program	50898-50898.2
Emergency Housing and Assistance Program (EHAP)	50800-50807, 53533(a)(2)
<i>EHAP regulations</i>	<i>Subchapter 12, 7950-7976</i>
Enterprise Zone Program ( <b>EZ</b> ). Also includes Manufacturing Enhancement Areas ( <b>MEAs</b> ), Targeted Tax Areas ( <b>TTAs</b> ), and Local Area Military Base Recovery Areas ( <b>LAMBRA</b> s). Also includes Targeted Employment Areas ( <b>TEAs</b> ) located within certain EZs.  The Government Code statutes listed address criteria, designation and operation of the various types of zones, and HCD's regulatory role. The Revenue and Taxation Code sections govern the state income tax credits available to taxpayers that do business in the various types of zones. Tax credit claims are regulated by the Franchise Tax Board; HCD is not directly involved.	<b>EZ</b> : Government Code 7070-7089 (esp. 7072, 7073, 7076, 7086); Revenue and Taxation Code 17053.74, 17235, 17267.2, 23622.7, 24356.7, 24384.5, 24416.2 <b>MEA</b> : GC 7073.8-7073.9, 7086; R&T 17053.47, 23622.8 <b>TTA</b> : GC 7097-7099; R&T 17053.33, 17053.34, 17267.6, 17276.6, 23634, 24356.6, 24416.6 <b>LAMBRA</b> : GC 7105-7118; R&T 17053.46, 17268, 17276.5, 23646, 24356.8, 24416.5 <b>TEA</b> : GC 7072(h), 7072.5, 7081; R&T 17053.74
<i>Enterprise Zone (EZ) regulations</i>	<i>Subchapter 21, 8430-8467</i>
<i>Local Area Military Base Recovery Area (LAMBRA) regulations.</i>	<i>CCR Title 10, Part 2, Subpart 7, Chapter 7.85, 5750-5750.9</i>
Family Housing Demonstration Program (FHDP)	50880-50895
<i>FHDP regulations</i>	<i>Subchapter 16, 8110-8142</i>

Federal Emergency Shelter Grant Program (FESG)	No state statutes. Federal statutes: Stewart B. McKinney Homeless Assistance Act, 42 U.S.C. 11371-78. Federal regulations: 24 CFR Part 576
<i>FESG regulations</i>	<i>Subchapter 20, 8400-8421</i>
Home Investment Partnership Program (HOME)	50896-50896.3
<i>HOME regulations</i>	<i>Subchapter 17, 8200-8220</i>
Housing and Emergency Shelter Trust Fund Act of 2002 ( <b>Proposition 46</b> )	53500-53533
Housing and Emergency Shelter Trust Fund Act of 2006 ( <b>Proposition 1C</b> )	53540-53564
Housing Assistance Program (HAP)	50506
Housing Elements of City and County General Plans	Government Code 65580-65589.8
Housing for Homeless Youth (Funded by <b>Proposition 1C</b> ; administered by MHP-SH)	53545(a)(1)(A)(ii); Government Code 11139.3
Housing Trust Funds (including Local Housing Trust Fund Matching Grant Program)	50840-50843, 53533(a)(1)(C)
Housing Urban-Suburban-and-Rural Parks Account ( <b>Proposition 1C</b> ). Operational responsibility for this program is to be assigned by the Legislature.	53545(d)
Jobs-Housing Balance Incentive Grants (JHBIG)	50540-50546, 53533(a)(8), Sec. 2(a) of SB 423, Chapter 482, statutes of 2002
Joe Serna, Jr. Farmworker Housing Grant Program (Serna)	50517.5-50518, 53533(a)(4), (a)(4)(A), (a)(4)(B), & (a)(4)(C)
<i>Serna regulations</i>	<i>Subchapter 3, 7200-7238</i>
Local Area Military Base Recovery Area (LAMBRA): see <b>Enterprise Zone</b> Program	
Local Housing Trust Fund Matching Grant Program: See Housing Trust Funds	
Manufacturing Enhancement Area (MEA): see <b>Enterprise Zone</b> Program	
Mobilehome Park Resident Ownership Program (MPROP)	50780-50788
<i>MPROP regulations</i>	<i>Subchapter 13, 8000-8032</i>
Multifamily Housing Program (MHP)	50675-50675.13, 53533(a)(1), (a)(1)(B), (a)(1)(D) & (a)(3)
<i>MHP regulations</i>	<i>Subchapter 4, 7300-7330</i>
Multifamily Housing Program – Supportive Housing Component (MHP-SH)	50675.14; 53545(a)(1)(B)

Office of Migrant Services (OMS)	50710-50713
<i>OMS regulations</i>	<i>Subchapter 7, 7600-7665</i>
Predevelopment Loan Program (PDLP)	50400.5, 50530-50532, 50545
<i>PDLP regulations</i>	<i>Subchapter 1, 7000-7016</i>
Preservation Interim Repositioning Program	50604, 53533(a)(1)(A)
<b>Proposition 46:</b> See Housing and Emergency Shelter Trust Fund Act of 2002	
<b>Proposition 1C:</b> See Housing and Emergency Shelter Trust Fund Act of 2006	
Regional Planning, Housing and Infill Incentive Account ( <b>Proposition 1C</b> ). Operational responsibility for this program is to be assigned by the Legislature.	53545(b)
Rental Housing Construction Program (RHCP Original)	50735-50770
<i>RHCP-Original regulations</i>	<i>Subchapter 10, 7800-7892</i>
<i>RHCP Bond regulations</i>	<i>Subchapter 15, 8075-8103</i>
Residential Hotel Rehabilitation	50519-50522
Special User Housing Rehabilitation Program (SUHRP)	50662 (in DPRLP statutes)
<i>SUHRP regulations</i>	<i>Subchapter 5.5, 7450-7480</i>
State Community Development Block Grant (CDBG)	50825-50834
<i>CDBG regulations</i>	<i>Subchapter 2, 7050-7126</i>
Targeted Employment Area (TEA): see <b>Enterprise Zone</b> Program	
Targeted Tax Area (TTA): see <b>Enterprise Zone</b> Program	
Transit-Oriented Development Implementation Program ( <b>Proposition 1C</b> )	53545(c), 53560-53562
Workforce Housing Reward Program	50550-50550.2, 53533(a)(8)





CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT